

## S U M M A R Y

<b>FILE NO.</b>	2240	<b>Thomas Guide Map No.</b>	625; 655
		<b>Date Received:</b>	10/10/06
		<b>Date Distributed:</b>	10/11/06
<b>ENTITY</b>	Southwest Suburban Sewer District	<b>Date Filed:</b>	
<b>ACTION</b>	Resolution for Annexation	<b>Expiration 45 Days:</b>	11/24/06
<b>TITLE</b>	Cedarhurst Division No. 3 Island Annexation	<b>Board Meeting:</b>	11/09/06

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<b>Location</b>	The annexation area is entirely within unincorporated King County. The northern boundary of the site is formed by South 124 <sup>th</sup> Street. The western boundary is generally formed by 4 <sup>th</sup> Avenue South. The southern boundary is formed by South 128 <sup>th</sup> Street. The east boundary generally follows SR 509 and 6 <sup>th</sup> Avenue South.
<b>Land Area</b>	Approximately 18 acres (23 parcels)
<b>Existing Land Use</b>	Residential Uses
<b>Population</b>	Estimated at 41 people
<b>Assessed Valuation</b>	Approximately \$3,299,000
<b>County Comprehensive Plan/ Zoning</b>	Residential Use
<b>City Comprehensive Plan</b>	Not Applicable
<b>City Zoning</b>	Not Applicable
<b>District Comprehensive Plan</b>	Southwest Suburban Sewer District Comprehensive Plan (Adopted 2006)
<b>District Franchise</b>	The Southwest Suburban Sewer District has an existing Franchise Agreement which provides for service to properties in the Cedarhurst Division No. 3 - Island Area.
<b>Urban Growth Area (UGA)</b>	The Cedarhurst Division No. 3 - Island Annexation Area is located within the Urban Growth Area as established by the King County Comprehensive Plan.
<b>SEPA Declaration:</b>	An Environmental Checklist was prepared for the Cedarhurst Division No. 3 - Island Area. A Determination of Non-Significance was issued in September of 2006

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Dow Constantine

**King County** Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

**Cities:** Burien; SeaTac; Tukwila

**Fire Districts:** King County Fire Protection District No. 11

**Water Districts:** King County Water District No. 20

**Sewer Districts:** Midway Sewer District; Val Vue Sewer District

**School District:** Highline School District No. 401

## **SUMMARY - File No. 2240**

The Southwest Suburban Sewer District proposes to annex approximately 18 acres of land (23 parcels) within unincorporated King County. The site is located within the County's Urban Growth Area. The annexation area is entirely within unincorporated King County. The northern boundary of the site is formed by South 124<sup>th</sup> Street. The western boundary is generally formed by 4<sup>th</sup> Avenue South. The southern boundary is formed by South 128<sup>th</sup> Street. The east boundary generally follows SR 509 and 6<sup>th</sup> Avenue South.

The Southwest Suburban Sewer District includes the Annexation Area in its Comprehensive Plan. Southwest Suburban Sewer District representatives report that the District has the necessary capacity to serve the Cedarhurst Division No. 3 Island Area.

The Cedarhurst Division No. 3 Island Annexation is being proposed by the Southwest Suburban Sewer District at this time in order to facilitate the provision of coordinated sewer services to currently developed properties and to new development. Annexation will also provide residents an opportunity to participate in elections for the Southwest Suburban Sewer District.

The Southwest Suburban Sewer District initiated this annexation proposal pursuant to RCW 57.24.210 (Annexation of Unincorporated Territory) which permits the District Board of Commissioners to resolve to annex territory that is less than 100 acres in size and has at least 80% of its boundaries contiguous to municipal corporations. The proposed annexation area (at 18 acres) includes boundaries that are essentially entirely contiguous to the existing District service area. A Resolution for Annexation was approved by the District in September, 2006.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies FW-29, FW-30 and FW-31 which call for areas within the Urban Growth Boundaries to be provided a full range of urban services. The Annexation is similarly consistent with Policies CO-1 – CO-13, F-101; F-102; F-202 – 219; F-203, F-245, and F-246 pertaining to the provision of public sewer services within the Urban Growth Area. Provision of sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

Within the Cedarhurst Division No. 3 Island Annexation Area no parcels are currently being serviced by outside user agreements with the Southwest Suburban Sewer District. Within the existing 2006-03 Annexation Area, it is estimated that 17 parcels have on-site disposal systems and the remaining six parcels do not have on-site systems.

The Cedarhurst Division No. 3 Island Annexation will not have any impact on King County's underlying land designations, zoning, population allocations, or other public facilities/services associated with growth management planning for the Cedarhurst Division No. 3 Island Area. The County will continue to plan for and implement regulations for land designation/use, protection of environmentally sensitive areas (e.g., steep slopes, habitat), and for provision of public services/facilities to the Cedarhurst Division No. 3 Island community.

With incorporation of the Cedarhurst Division No. 3 Island Annexation Area into the Southwest Suburban Sewer District's boundaries, the District will be able to provide service for current development and future expansion. Further, the District has sufficient capacity to replace failed septic systems if such failures should occur.

Southwest Suburban Sewer District representatives report that the proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would be consistent with (Objective 1) Preservation of Natural Neighborhoods and Communities; (Objective 2) Use of Physical Boundaries; and (Objective 3) Creation of Logical Service Areas. Similarly, the annexation would be consistent with Objective 4 and Objective 7 which call for regular and practical boundaries. The Southwest Suburban Sewer District reportedly has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District.

Current local and/or regional service providers (e.g., fire district services or water district services) will continue to serve the Cedarhurst Division No. 3 Island Area.

The District will provide for sewer service throughout Cedarhurst Division No. 3 by District extension, developer project extension, or by the creation of a local improvement district. No specific plan for extension of sewer service is proposed at this time.